



MINUTES
Economic Development Authority
February 15, 2022

CALL TO ORDER

City Clerk Moeller administered the Oath of Office to new EDA member, Sahand Elmtalab.

The Economic Development Authority meeting was called to order at 5:33 pm.

Present: Chair: Jahn Dyvik; Board: Deirdre Kvale, Mike Feldmann, Charlie Miner, Sahand Elmtalab, and Tim Hultmann

Staff Present: City Administrator/Executive Director: Scott Weske; City Clerk: Jeanette Moeller; City Attorney: John Thames; and Planning Consultant: Kim Lindquist, WSB

Absent: Board: Gina Joyce (with prior notice)

PLEDGE OF ALLEGIANCE

APPROVE AGENDA

A motion was made by Miner, seconded by Feldmann, to approve the agenda. Ayes: all.

CONSENT AGENDA

The Consent Agenda consisted of:

- A. Approve Minutes of January 18, 2022 Economic Development Authority Meeting

A motion was made by Feldmann, seconded by Miner, to approve the minutes of the January 18, 2022 EDA meeting. Ayes: all.

OPEN CORRESPONDENCE

No one was in attendance to address the EDA during Open Correspondence.

BUSINESS ITEMS

Discussion of Ideas for Use of City-Owned Property at 1905 W. Wayzata Boulevard – Kim Lindquist, Director of Community Planning, WSB

City Clerk Moeller introduced Kim Lindquist, Director of Community Planning at WSB, and recalled that there have been many ideas raised for the City-owned property at 1905 W Wayzata Boulevard. Recent ideas have included food trucks or a grassy space, not a park, for pedestrians to stop. She highlighted the email communications included in EDA members' meeting packets regarding the food truck idea with City Planner Rybak, City Attorney Thames, and Building Official Rosenau.

Chair Dyvik indicated that this lot had previous interest from a company looking for a new corporate headquarters, as well as interest from a drive-up coffee shop business that has not panned out. This brought about a discussion of ways to utilize this parcel in the interim while the EDA awaits a proposal that is a fit for the site in the long-term. He noted that when the developments along

Wayzata Boulevard start to happen, he believes there will be stronger interest in this parcel so he does not think the City needs to be in a rush to find a buyer.

Kim Lindquist, WSB, gave a brief overview of her background and experience in community development with WSB and the City of Rosemount. She reported that they had experienced several bouts of food truck interest in Rosemount where she used to work and shared examples of the difficulty in getting them scheduled. She added that the food trucks typically require a minimum payment, or a guarantee of how much they will make with agreement to compensate them for any difference. She suggested that perhaps the City could consider scheduling them one day a week. She mentioned that administrative time would be necessary in order to find the food trucks and schedule them. Parking for use of the site will be an issue, but a suggestion would be if the use is over the lunch time hours, there could be some type of agreement with one of the adjoining property owners so the public could be directed to park off-street on an adjacent property. She noted that the EDA should be aware that transient sales is a cool idea, but many times the local businesses are not overly happy with the competition and promotion that the City undertakes for a transient business who does not pay property taxes within the City.

Chair Dyvik recalled that there have been food trucks at events in Nelson Lakeside Park but was unsure what the arrangement had been in that situation or whether they had to guarantee a minimum amount of sales.

Weske responded that he does not believe the City has ever been involved in those events.

Moeller clarified that those food truck vendors have been contracted by the event organizers so the City does not know the financial arrangements. She explained that there would also be some land use applications that would be needed for this use of the property. If the EDA is excited about the food truck idea, it may be a good idea to take a look at the CreekRidge Center building because it has parking that is underutilized during the daytime weekday hours. She believed that any kind of joint use parking arrangement would require a Conditional Use Permit. She stressed the importance of the fact that the City requires paved surfaces for businesses, so she believes the EDA would have to make a land use application for an Interim Use Permit in order to use the parcel for a business purpose.

Chair Dyvik stated that using adjacent parking lots would depend on the other property owners. He noted that to his observations, the corner of the Town Center parking lot does not seem to be that full.

Moeller explained that it was not the fact that the Town Center parking lot was full, it is that the mall needs those parking stalls in order to meet the various parking calculations for those businesses located in the Center. She agreed that some days it is underutilized and added that it is also not the greatest configuration for many vehicles coming in and out. She believes the best approach would be to look for some parking that does not have a daytime use associated with it.

Chair Dyvik noted that the idea of food trucks was just an idea to explore. Street parking may have more availability over the weekend rather than during the week.

The EDA discussed food trucks, whether it would make economic sense, and if it was a feasible venture.

Board member Hultmann suggested the idea of considering a one day a week farmers market.

Ms. Lindquist indicated that Rosemount worked with the St. Paul Farmers Market Association and noted that they do many throughout the metro area. She stated that the City could contact them and find out more details of what the requirements would be for a farmers market.

Board member Miner questioned if there would be any issues with a farmers market on this parcel.

Moeller added that it may be worth reaching out to Untiedts to see if they may be interested. She noted that they have not been in operation in Long Lake over the last two years which could have been COVID related. She confirmed that the use would also require, at minimum, a land use application for an Interim Use Permit.

Board member Miner asked if there would be any parking issues or if this would violate the City's rules when it comes to necessary parking.

Sam Rettinger, 425 Lake Street, raised an example of what happens in the VFW parking lot in Hamel where a few days a week a barbecue trailer comes to offer ribs. He indicated that he could envision a combination of activities happening, such as a farmers market and inviting people who want to come over and make food.

Chair Dyvik stated that before the EDA goes further down this road, they have to find out if there are interested parties.

The EDA discussed farmers markets in the area and how often they operate.

Chair Dyvik was supportive of staff finding out if there may be interest in locating a farmers market in the City.

Board member Elmtalab noted that he has at least two clients who participate in the Minneapolis Farmers Market so he could ask them for some information.

City Administrator Weske asked if the hardware store, now that they are expanding, had brought up any ideas of their grow house being over there for the season since they may need the parking where they usually run the grow house.

Moeller explained that the hardware store has a Conditional Use Permit allowing them to have it on their own property.

Weske raised ideas for a variety of potential seasonal transient merchant uses for the site.

Chair Dyvik asked if City Attorney Thames saw any legal hurdles to this approach.

City Attorney Thames stated that he thinks if the EDA finds the right model and fit for zoning and parking, he thinks the parking and waiver agreements can be done relatively quickly.

Board member Kvale asked if the City would partner with someone on a farmers market and asked whether the Orono Lions Club held farmers markets.

Moeller recalled that they tried a flea market at the Pioneer Museum for one year and noted that they could reach out to the Orono Lions Club to see if they had any interest.

Board member Kvale stated that it seems like it would be a lot of work to put it together and felt that it might be best if it could be offloaded to someone who may be interested.

Moeller reiterated that it is very likely that the EDA would still have to make the land use applications any use, but agreed that perhaps the organization and operation could be offloaded to a partner.

Lindquist suggested that if the EDA decided to do this, they get approval with some potential options so they can add on or subtract depending on its success.

Chair Dyvik reminded the EDA that any activity would just be to fill the gap until the EDA finds an appropriate interested buyer.

The EDA directed staff to look into the possibility for farmers or seasonal market activity on the parcel.

Moeller stated that staff will see what the interest may be and report back to the EDA. She noted that the EDA may want to consider scheduling an EDA meeting in March in order to keep the discussion moving along for the summer. She reminded the Council that the next date where an EDA meeting would have been held was March 15, 2022; however, there was a need to hold a Council work session that evening, so the EDA will not meet at that time. She suggested that they consider scheduling a meeting for March 22, 2022.

Chair Dyvik stated that he would be in favor of holding a meeting, but noted that he is out of town on March 22, 2022.

Moeller asked City Attorney Thames if staff could administratively schedule an EDA meeting.

Thames explained that it should be an action taken by the EDA.

The EDA discussed land use applications, the possibility of using a Request for Quotes (RFQ) or transient sales process for potential vendors, and possible alternative meeting dates for the EDA.

A motion was made by Feldmann, seconded by Miner, to establish a meeting of the EDA on March 29, 2022. Ayes: all.

Chair Dyvik inquired whether the property was listed anywhere and what was happening to encourage the sale of this parcel.

Weske responded that there is a sign on the parcel posting its availability but it has not been advertised other than the sign. He recalled that there was a Request for Proposals (RFP) issued in the past that could be reissued with updated dates.

Moeller noted that in the interest of fairness, an updated RFP should provide interested parties with relevant information about uses that may fit on the site. She added that the EDA would not want to create a situation where they could potentially receive applications and proposals that cannot move forward because they may require so many variances.

Weske stated that he believes the original RFP was sent out in 2019. He indicated he would send it out again to the EDA so they can refresh their memories and it can be discussed in greater detail on March 29, 2022.

OTHER BUSINESS

No other business was discussed.

ADJOURN

Hearing no objection, Chair Dyvik adjourned the meeting by general consent at 6:29 pm.

Respectfully submitted,
Scott Weske, Executive Director